

## Rainbow

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### Key Issues

- Both existing and the proposed expansion of commercially designated lands are constrained by the lack of sewer infrastructure (both existing and planned)
- The majority of the commercial requests are concentrated in an area located south of the Interstate 15/Rainbow Valley Boulevard off-ramp
- All of the commercial requests are located within the I-15 Scenic Corridor. Special consideration must be given to potential visual impacts as properties are developed

### Planning Group Direction

- The Planning Group basically supports all the commercial requests in an effort to assist commercial businesses in Rainbow to be more viable and competitive with other communities
- The Planning Group supports a limited expansion of commercial designated lands. However, the Planning Group does not support the expansion of commercial lands that would negatively impact the agriculture or rural character of the community
- The Planning Group and the community would like to provide commercial opportunities for local residents without having to rely on or travel to other areas for services

### Additional Staff Analysis/ Recommendations

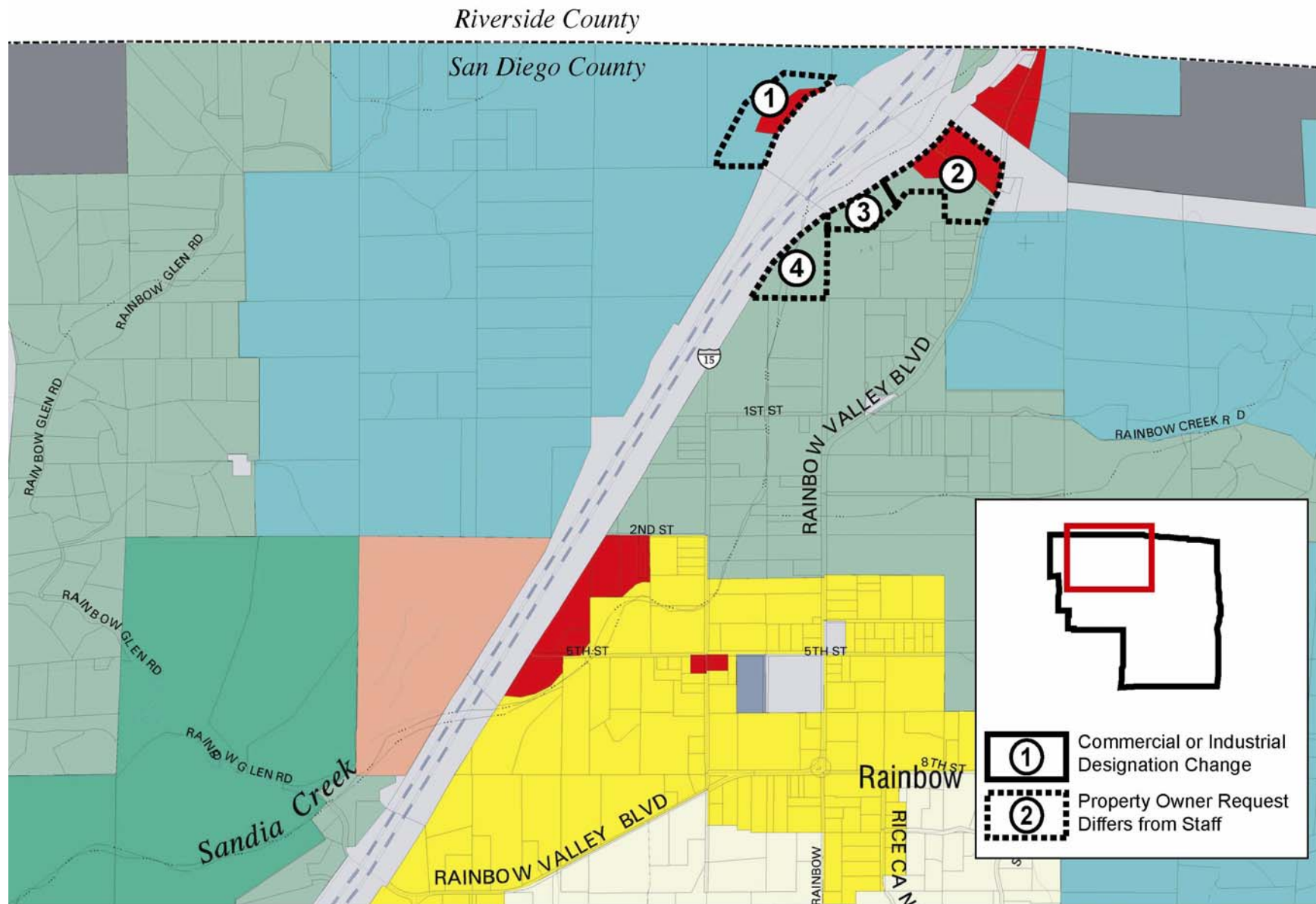
Staff disagrees with additional commercial requests because of lack of infrastructure and a surplus of vacant, commercially designated lands. There are no lands proposed for Industrial designations. However, the community has numerous agriculturally related businesses and nurseries.

### ERA Needs Analysis (all numbers in acres)

	<b>Projected Demand</b>	<b>Existing General Plan</b>	<b>Surplus/ (Deficit)</b>	<b>Proposed General Plan</b>	<b>Surplus/ (Deficit)</b>
Commercial	6	32	26	41	35
Industrial	6	0	(6)	0	(6)
Office	1	4	3	5	4

*Note: All numbers are rounded to the nearest whole number*

*Source: Economics Research Associates, County of San Diego*

**Rainbow (portion of)**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	Retain existing area of (C-1) General Commercial  Retain existing area of (RL-20) Rural Lands	Expand (C-1) General Commercial from 3.84 to 9.12 acres	Expand (C-1) General Commercial from 3.84 to 9.12 acres <b>(Stubblefield)</b>	<i>Total Area:</i> 9.12 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use	<ul style="list-style-type: none"> <li>• The area surrounding the buildable portion of the site is topographically constrained (more than half the site contains slopes &gt;50%)</li> <li>• Isolated commercial location</li> <li>• Additional environmental analysis required to address geology and seismic site concerns</li> <li>• Within Rainbow Municipal Water District service area, however, sewer service is not available or planned for the area</li> <li>• Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands</li> </ul>
2	Retain existing area of (C-1) General Commercial  Retain existing area of (SR-10) Semi-Rural Residential	(C-1) General Commercial  (SR-10) Semi-Rural Residential	Expand (C-1) General Commercial from approx. 2.5 acres to 11.05 acres <b>(Johnson)</b>	<i>Total Area:</i> 11.05 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> <li>• Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands</li> <li>• Increased heavy truck traffic to local road network could result.</li> <li>• May impact community character/ inconsistent with community development model for Rainbow</li> <li>• Within Rainbow Municipal Water District service area, however, sewer service is neither available nor planned for the area</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(SR-10) Semi-Rural Residential	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Frulla)</b>	<p><i>Total Area:</i> 5.58 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>• Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands</li> <li>• Site is highly visible from the I-15 Corridor</li> <li>• Within Rainbow Municipal Water District service area, however, sewer service is neither available nor planned for the area</li> <li>• The parcel is limited by steep slopes; the entire site has over 25% slopes.</li> </ul>
4	(SR-10) Semi-Rural Residential	Support a land use designation to allow existing business to remain	Commercial designation to allow existing uses to continue <b>(Scrape)</b>	<p><i>Total Area:</i> 11.26 acres</p> <p><i>Current Use:</i> Existing contractor agricultural/industrial business</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>• Request not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands</li> <li>• Existing quasi-commercial to medium industrial use surrounded by agricultural land uses (primarily nurseries)</li> <li>• Uses on site are currently more compatible with an industrial designation</li> <li>• Spot application of an industrial designation is not consistent with location criteria</li> <li>• Regulatory process (rezone or major use permit) is more appropriate process to accommodate request and would allow site-specific review and on-going conditions to ensure compatibility w/ surrounding area</li> </ul>